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FOR IMMEDIATE RELEASE

CCDC Announces Quiet Zone Timeline *Bay Front Residences to Benefit from Federal Legislation*

San Diego, CA, **July 25, 2006** – The Centre City Development Corporation (CCDC) is taking another step forward with its plans to give San Diegans who live downtown, a federally mandated *Quiet Zone*. The project, which is slated to be complete in fall of 2007, will cost over \$6.8 million to implement and will affect thousands of downtown residents and future Sapphire Tower residents in the 32-story tall residential building which is slated to be complete in 2008.

The San Diego City Council and Redevelopment Agency is scheduled to approve the one-way conversion of G Street at the intersection of Kettner. Once approved, the conversion will take approximately 7 months to complete, with further *Quiet Zone* engineering specifics to be commended thereafter.

The *Quiet Zone* seeks to limit the use of the train's horns at each crossing. Currently trains must sound their horn for 20 seconds before each road crossing. Downtown San Diego has 13 grade crossings (Park Boulevard to Laurel Street). The establishment of a new *Quiet Zone* requires that each grade crossing be equipped with flashing lights and gates at minimum. Additional safety measures may also be required to compensate for the absence of the horn as a warning device. Construction costs of these improvements are estimated to be \$5.2 million with \$1.6 million reserved for design and engineering.

“I applaud CCDC for their proactive approach in implementing a major benefit to downtown residents living adjacent to the San Diego Bay. With federal legislation recently passed, CCDC wasted no time in advocating and budgeting this amenity,” stated Kevin Faulconer, District 2 City Councilmember.

(more)

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A development of Centurion Partners and Avion Development, Sapphire Tower is a 32-story project located on the southwest corner of Kettner Boulevard and A Street. The project will include 97 luxury homes in loft, one, two and penthouse designs. The building's features include a large pool, hot tub and sundeck, fully equipped fitness center/spa with steam room, spacious balconies and units, and water views. Sapphire Tower is scheduled to be completed in the first quarter of 2008.

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